
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 9, 2022
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:33 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 719 311 520#.

FLAG SALUTE

The flag salute was led by Chair Ken Calvo.

ROLL CALL

PRESENT: Ken Calvo, Chair
Tim Seal, Vice Chair
James Bickel, Board Member - Telephonically
Phil Cook, Board Member - Telephonically
Timothy O’Gorman, Board Member - Telephonically

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Julie Gutierrez-Robles, Secretary; and Lynn Thompson, Administrative Technician III.

PUBLIC COMMENTS

Chair Ken Calvo said welcome back and congratulations to Raheleh Gorginfar for being re-appointed to the Housing Authority for another four-year term.

Executive Director, Josh Nelson asked if anyone else was on the line for public comments regarding items not listed on the agenda. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 9, 2022

RECOMMENDED ACTION:
Demands for March 9, 2022.

Approve the Register of

5.2 CONSIDERATION OF THE MINUTES OF THE JANUARY 12, 2022 REGULAR MEETING

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RECOMMENDED ACTION: *Approve as submitted.*

5.3 PRESENTATION OF THE FY 2021-22 MID-YEAR BUDGET REPORT AND CONSIDERATION OF RESOLUTION NO IPHMA 2022-03, APPROVING AND ADOPTING THE FISCAL YEAR 2021-22 PROPOSED MID-YEAR BUDGET ADJUSTMENTS

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2022-03.*

5.4 CONSIDERATION OF RESOLUTION NO. IPHMA 2022-04 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY (“IPHMA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2022-04, continuing the authorization of remote teleconferencing meetings pursuant to AB 361.*

Executive Director, Josh Nelson asked if anyone was on the line for public comments regarding items on the Consent Calendar. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY VICE CHAIR SEAL, AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BICKEL, COOK, O’GORMAN, VC/SEAL, C/CALVO
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	NONE
ABSTAIN	BOARD MEMBERS:	NONE

BOARD MATTERS

6.1 CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH AKERS CONSULTING SERVICES, INC (DBA ABORTA-BUG PEST & TERMITE CONTROL), ASSIGNING THE AGREEMENT TO RODENT PEST TECHNOLOGIES, INC.

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RECOMMENDED ACTION:

Approve the Amendment.

Assistant Executive Director Bing Hyun provided a staff report and stated that last June Akers Consulting Services, Inc., bought Aborta-Bug Pest & Termite Control, therefore this is just a name change leaving the agreement the same.

Chair Ken Calvo asked if these were monthly charges for each house. Assistant Executive Manager Bing Hyun said yes, it was between \$75.00 to \$125.00, per month per house, based on the size.

Executive Director Josh Nelson asked if anyone was on the line for public comments regarding Item No. 6.1. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY VICE CHAIR SEAL, AND SECOND BY CHAIR CALVO TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BICKEL, COOK, O'GORMAN, VC/SEAL, C/CALVO
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	NONE
ABSTAIN	BOARD MEMBERS:	NONE

EXECUTIVE DIRECTOR REPORTS

Executive Director Josh Nelson informed the Authority that we have had an Ad Hoc meeting regarding the rental process and are having another meeting today. The process is moving along, and we hope to have more information at the next meeting.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Board Member Raheleh Gorginfar asked one last question regarding Item 5.3. She wanted to confirm "Was this budget transfer for the whole fiscal year and was this entirely associated with the IPHMA Board?"

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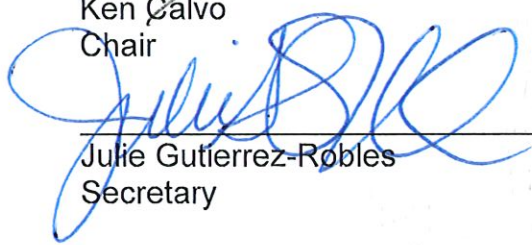
Finance Director Yamini Pathak stated that throughout the fiscal year, unanticipated revenues and expenditure arise that potentially impact the approved budget, therefore requiring budget amendments. The proposed mid-year budget reflects a \$5,000.00 increase for general insurance and a decrease of \$25,000.00 for professional services, for a total decrease in the IPHMA expense budget of \$20,000.00, and yes this is entirely associated with IPHMA.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:41 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary